

**Planning & Development Report to  
Priorities and Finance Committee  
2019 March 05**

**ISC: UNRESTRICTED  
PFC2019-0216**

## **Established Areas Growth and Change Strategy – Referral to SPC on PUD**

### **EXECUTIVE SUMMARY**

The purpose of this report is to refer the discussion of the Established Areas Growth and Change Strategy (EAGCS) to the Standing Policy Committee (SPC) on Planning and Urban Development (PUD) to be heard on 2019 May 01. This will allow for the discussion to occur in conjunction with the topic of the Main Streets Investment Program – a closely aligned and collaborative initiative with the Established Area Growth and Change Strategy.

### **ADMINISTRATION RECOMMENDATION:**

That the Priorities and Finance Committee recommend that Council direct Administration to bring the Established Area Growth and Change Strategy update report to the 2019 May 01 SPC on Planning and Urban Development meeting, in conjunction with the Main Streets Investment Program update report, and combine the two updates into one report.

### **RECOMMENDATION OF THE PRIORITIES AND FINANCE COMMITTEE, DATED 2019 MARCH 05:**

That the Administration Recommendations contained in Report PFC2019-0216 be adopted

### **PREVIOUS COUNCIL DIRECTION / POLICY**

On 2019 September 24, as part of the Established Area Growth and Change – Scoping Report (PFC2018-0891), Council directed:

“That the Priorities and Finance Committee recommend that Council direct Administration to undertake the Established Area Growth and Change work in accordance with the scope identified in Attachment 1 (PFC2018-0891).”

Attachment 1 of that report identified an update report be brought forward to the Priorities and Finance Committee by 2019 May.

During the One Calgary (2019-2022) service plan and budget discussions in November 2018, with respect to Report C2018-1158 in relation to the Main Streets Investment Program, Council directed Administration to:

1. Develop a Main Streets Investment Program to implement strategic investments in growth areas within the developed areas, including proposed investment scenarios, These growth areas include, but are not limited to:
  - a) The 24 corridors identified as urban and neighbourhood corridors (now called Main Streets) in the MDP;
  - b) New corridors as identified through Developed Area Guidebook-supported Local Area Planning exercises;
  - c) Transit Oriented Development sites; and

### **Established Areas Growth and Change Strategy - Referral to SPC on PUD**

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- d) Other key growth areas identified within the MDP or through DAG-supported Local Area Planning.
2. Develop appropriately scaled, sustainable, & long-term funding mechanisms, and alternative funding options, providing for capital and operating funding as required. These mechanisms may include, but are not limited to:
  - a) Dedicated tax support;
  - b) Dedicated tax room from other orders of government;
  - c) Localized tax uplift capture; and
  - d) If there are any capital cost savings available as infrastructure projects in the New Community Growth Strategy and Actively Developing Communities - funded through the dedicated property tax increase of 0.75% in 2019 and 1.4/0.4/0.4/0.4% (2019-2022), respectively - draw to completion, Council consider redirecting those funds to the Main Streets Capital Program. These potential capital cost savings would be monitored and identified at project completion.
3. Provide an update report to Council, through the SPC on Planning and Urban Development, no later than Q2 2019, and in conjunction with the established area growth and change strategy update report.

### **BACKGROUND**

The Established Area Growth and Change Strategy is the second part of a comprehensive city-wide growth strategy. A primary focus of the work is to make recommendations to Council for the application of strategic investment and planning tools to support long term policy goals of the Municipal Development Plan and Calgary Transportation Plan. This strategy work was scoped in 2018 as a multi-stakeholder and cross-departmental initiative to bring strategic recommendations in support of growth and change in the existing communities of the city. Recommendations are anticipated for 2020 March to the Priorities and Finance Committee (PFC), in time for consideration in the November 2020 mid-cycle budget adjustments, with an update report on this work to PFC on 2019 May 14. As there are several city initiatives that are currently seeking to further the long term policy goals in these areas, such as Main Streets, it is important to collaborate and align desired outcomes.

### **INVESTIGATION: ALTERNATIVES AND ANALYSIS**

During the One Calgary (2019-2022) service plans and budget discussions in November 2018 with respect to Report C2018-1158, direction was received to develop a Main Streets Investment Program, including related funding mechanisms and options, and bring an update report to the SPC on Planning and Urban Development (PUD) no later than Q2 2019, in conjunction with the EAGCS update report. In order to report on these two initiatives together, it would be best to have them come to the same committee meeting.

Administration is proposing to combine these two reports into one report to demonstrate the connections between the EAGCS and Main Streets Investment Program, and to enable Committee and Council to have an aligned and comprehensive discussion on these topics. The combined May update report is not expected to seek financial decisions from Committee or

## **Established Areas Growth and Change Strategy - Referral to SPC on PUD**

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Council, and therefore would be appropriate to discuss at the SPC on PUD. Future reports on these initiatives that seek a decision on recommendations related to funding and financing would likely be brought to the Priorities and Finance Committee.

Furthermore, by taking the report forward to the SPC on PUD, public submissions can be made. The stakeholders associated with the EAGCS will be made aware of the opportunity to make public submissions at the 2019 May SPC on Planning and Urban Development meeting should Council approve the recommendation in this report. In addition, the report will include discussion about planning policy goals, and how they can be enabled through investment.

### **Stakeholder Engagement, Research and Communication**

This referral recommendation, and the intent behind it, has been communicated to the stakeholders of the EAGCS and the Main Streets Investment Program, as well as the Chairs of PFC and the SPC on PUD.

### **Strategic Alignment**

The comprehensive, city-wide growth strategy work continues to be based on enabling growth that is aligned to the MDP/CTP, balances market factors, and manages financial investment impacts. This referral allows the May update report of the EAGCS to proceed to the SPC on PUD, which is expected to focus on progress, direction and process.

### **Social, Environmental, Economic (External)**

None regarding this referral request.

### **Financial Capacity**

#### ***Current and Future Operating Budget:***

None regarding this referral request.

#### ***Current and Future Capital Budget:***

None regarding this referral request.

### **Risk Assessment**

None regarding this referral request.

### **REASON(S) FOR RECOMMENDATION(S):**

Combining the updates and directing the reports to the same committee of Council on these two topics ensures a coordinated conversation and supports an aligned approach. In addition, bringing these reports to the SPC on Planning and Urban Development allows for the public to make submissions on the item, which is anticipated to be of interest to both community and industry stakeholders.

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**ATTACHMENT(S)**

Attachment 1 – Established Area Growth and Change Strategy Proposed Project Deliverables, Timelines, and Stakeholders (Attachment 1 from PFC2018-0891 Scoping Report)